



The Den . . . In Focus



First Street Project Update

www.1stStreetSTC.org

As many of you know, the First Street Kick Off Event held on September 6 went smoothly, with over 200 people in attendance to celebrate the beginning of the project. Following speeches by City Administrator Brian Townsend and Mayor Don DeWitte, ground was broken for the infrastructure improvements that were

The redevelopment agreement is progressing in a timely manner and is expected to be presented to the City Council for consideration in early October. The agreement with Metra, which will facilitate the federal funding for the parking deck, has been reviewed by the City's attorney and is expected to be presented to the Government Operations Committee in early October. Please be sure to watch the 1st Street web site News page and the City web site's Meetings page to

approved by the City Council on September 5. From this point forward, our communication efforts will focus on the 1st Street web site, www.1stStreetSTC.org, where the latest updates on the project, construction, drawings and public meetings can be found. Anyone may register online at the site to receive weekly update emails and special construction notices.

City staff and the developer are both currently working diligently to prepare for presentations and public hearings set to take place over the next several weeks. The developers for the project and the building on the southeast corner of 1st and Main Streets (f/k/a The Manor) have already made presentations at several meetings in September. Plans were presented at a Plan Commission public hearing on September 19. Presentations have also been made to the Downtown St. Charles Partnership Design Committee, River Corridor Commission, and Historic Preservation Commission. The Historic Preservation Commission will make preliminary recommendations for all project buildings that are part of the historic district.

A scale model of the development is located in the Council Chambers and will be available for public viewing during regular business hours and at public meetings held in the evenings. This scale model was a cooperative effort between the City and the developer to help the community better visualize the layout of the development.

Upcoming Dates to Watch

Plan Commission	Oct. 3
Planning & Development Cte.	Oct. 9
Benchmark Const. begins water main work near Prairie St.	Oct. 9
City Council	Oct. 16

Please note: These dates are tentative. Check the 1st Street web site at www.1stStreetSTC.org/news or the City's web site at www.stcharlesil.gov/meetings to confirm dates, times, and agendas.

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Benchmark Construction, the City's contractor for the infrastructure improvements, plans for work to begin with the water mains on October 9, to avoid conflicts with Scarecrow Festival and homecoming. The initial impact will be on Prairie Street. As it develops, the schedule of street and lane closures will be published on the First Street website and updated regularly. In addition, City crews completed

a temporary gravel parking lot on the northwest corner of Indiana and First Streets to offer some additional spaces for customers who frequent the businesses operating on 1st Street.

The reverse side of this "In Focus" flyer features some of the newest renderings for the project. Additional renderings and floor plans are available online and will be updated regularly. Please visit www.1stStreetSTC.org, watch for additional updates in future issues of this newsletter, or contact us at (630) 762-7097 or by email at 1stStreet@stcharlesil.gov with questions or comments about the project.



1st Street Artist Rendering
View from Main Street Bridge looking southwest.



1st Street Artist Rendering
View from 1st and Main Streets looking south.



One W Main St. Artist Rendering
View of west facade



New Blue Goose Super Market
View of north facade